

Sale Date: February 22, 2018	Time: 2:00 p.m.
Location: Courtroom "301" of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA	

Last date to file objections: February 8, 2018

Description of property to be sold: all of the right, title and interest in residential real property commonly described as 23454 Ladrillo Street, Woodland Hills, California

Terms and conditions of sale: as-basis, without any warranties or representations, free and clear of all liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

Proposed sale price: \$890,000

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$26,400 in the form of a cashier's check, payable to "David Seror, Chapter 7 Trustee." In addition, the initial overbid for the property must be \$895,000, and all subsequent overbids with respect to the property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
February 22, 2018 at 2:00 p.m. in Courtroom "301" of the United States Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: January 31, 2018

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On January 31, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On January 31, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

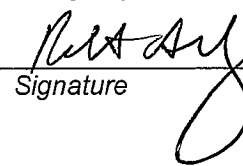
January 31, 2018

Robert A. Hessling

Date

Printed Name

Signature



ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Trustee's Counsel Robert A Hessling rhessling@gmail.com
Debtors' Counsel Rob R Nichols nicholslaw2000@yahoo.com
Trustee David Seror (TR) mtzeng@brutzkugubner.com, C133@ecfbis.com
United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov
Counsel for Deutsche Bank National Trust Company, as Trustee for WaMu Mortgage Pass-Through Certificates, Series 2005-AR18, Its Assignees and/or Successors Jennifer C Wong
bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

2. SERVED BY UNITED STATES MAIL:

Debtors

Ronald Asher Halper
Junie Halper
23454 Ladrillo Street
Woodland Hills, CA 91367-6004

Lienholder (address per corporate assignment of deed of trust)

WaMu Mortgage Pass-Through Certificates,
Series 2005-AR18, Its Successors and/or Assigns
700 Kansas Lane
MC 8000
Monroe, LA 71203

Lienholders (addresses per schedules)

Citi Mortgage
PO Box 689196
Des Moines, IA 50368-9196

Chase
800 Brooksedge Boulevard
Westerville, OH 43081-2822

Chase Home Finance
PO Box 78420
Phoenix, AZ 85062-8420

Citibank
Attn: Bankruptcy Dept.
PO Box 790034
Saint Louis, MO 63179-0034

Citibank
Po Box 790110
Saint Louis, MO 63179-0110

Lienholder (addresses per Secretary of State)

Citi Mortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368

Citi Mortgage, Inc.
P.O. Box 30509
Tampa, FL 33631

Lienholder (agent for service of process)

Citi Mortgage, Inc.
c/o CT Corporation System
111 Eight Avenue, 13th Floor
New York, NY 10011

Lienholder (per trust deed)

Citibank West, (FSB)
One Sansome St.
San Francisco, CA 94104

Buyers

David Robert Wuerst
Mark Matthew Wuerst
c/o Rebecca Locke
Coldwell Banker Quality Properties
11280 Corbin Ave.
Northridge, CA 91326

Vicki Temkin and
Helaine O'Connell
15021 Ventura Blvd. #753
Sherman Oaks, CA 91403-2442

Vicki Temkin, Individually and as Co-Trustee
Helaine O'Connell, Individually and as Co-Trustee
Florence Temkin Family Trust dated November 2, 1999
c/o Law Office of Vicki L. Temkin
6133 Ventura Blvd., #700
Encino, CA 91436

Presiding Judge's Copy

Honorable Victoria S. Kaufman
United States Bankruptcy Court
21041 Burbank Blvd., Suite 354
Woodland Hills, CA 91367